

ONCOR ELECTRIC EASEMENT

Cathey
Vol. 1798, Pg. 303,
OPRWCT

S. G. EVITTS SURVEY
A - 266

King Estates
Cab. F, Slide 146,
PRWCT

Lot 2
Block 1

Holder
Inst. 201603265,
CCRWCT

County Road 3838

P.O.B.
1/2" TRF
W/CAP

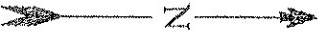
2" Steel
service post
found

34" Oak
Tree
found

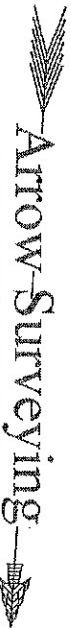
0.099 Acre Oncor Electric Easement
S 89°50'38" E 431.57'
N 89°50'38" W 431.57'

Fosters Home Foundation
Inst. No. 202210377,
CCRWCT

Line Table:
L1 = S 00°27'58" E 10.00'
L2 = N 00°27'58" W 10.00'



Scale: 1" = 100'



Arrow Surveying
FIRM REGISTRATION NO. 10810870
P.O. Box 902, Decatur, Texas 76234
Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

Date: 5-11-2023
Drawn by: TR
Job No. 2305015-JKV

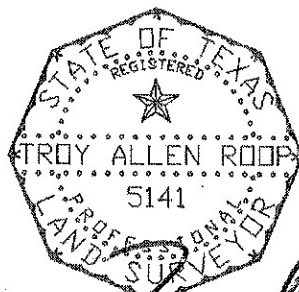
EASEMENT DESCRIPTION
(see page 2 of 2)

Note: The bearings are based on the westerly north line of Lot 2, Block 1, Kings Estates being S 89°50'38" E.

ONCOR ELECTRIC EASEMENT

BEING a 0.099 acre easement tract of land in the S.G. EVITTS SURVEY, Abstract Number 266, Wise County, Texas, and being a part of Lot 2, Block 1, King Estates as recorded in Cabinet F, Slide 146, Plat Records, Wise County, Texas and being more particularly described as follows:
BEGINNING at a ½ inch capped iron rod found for the westerly northwest corner of said Lot 2, and in the south line of a called 20.704 acre tract as described in Volume 1798, Page 303, Official Public Records, Wise County, Texas and being in the east right-of-way line of County Road Number 3838;
THENCE South 89°50'38" East, leaving said right-of-way, with the easterly north line of said Lot 2 and the south line of said 20.704 acre tract, passing at a distance of 426.57 feet a 2 inch steel fence post at the inner ell corner of said Lot 2 and the southeast corner of said 20.704 acre tract, and continuing for a total distance of 431.57 feet to a point for corner;
THENCE South 00°27'58" West, a distance of 10.00 feet to a point for corner;
THENCE North 89°50'38" West, parallel with the westerly north line of said Lot 2 and the south line of said 20.704 acre tract of land, a distance of 431.57 feet to a point in the southerly westline of said Lot 2 and the east right-of-way of said County Road 3838;
THENCE North 00°27'58" East, with said line, a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.099 acres of land, more or less.

This description and map was prepared from an on the ground survey made by me or under my supervision in May 2023.



Troy Roop 5-12-23

Arrow Surveying FIRM REG. NO. 10010800
P.O. Box 902
Decatur, Texas 76234
Phone: 940-626-8034
Job No. 2305015-JKV

Troy Allen Roop
R.P.L.S. No. 5141